

APPENDIX A:

RELATIONSHIP TO THE GENERAL PLAN

Section 65359 of the Government Code requires that any Specific Plan of a city or a county that is applicable to the same areas affected by a General Plan should be consistent with the General Plan. Consistency is commonly demonstrated through a statement of the relationship of the specific plan to the general plan or through a discussion of the policies and programs and how each consistently implements the General Plan.

The Milpitas Midtown Specific Plan is consistent with the City of Milpitas' General Plan (2002). The following discusses the consistency between the City's General Plan and the Milpitas Midtown Specific Plan.

LAND USE ELEMENT

The Land Use Element of the Milpitas General Plan contains land use policies and land use diagram which sets forth the overall location, distribution and extent of land use in the City. Applicable goals and policies are presented below, followed by statements as to how the Specific Plan is consistent:

Land Use

Guiding Principles

- Maintain a land use program that balances Milpitas' regional and local roles by providing for a highly amenable community

environment and a thriving regional industrial center.

- Maintain a relatively compact urban form.
- Provide for a variety of housing types and densities that meet the needs of individuals and families.
- A park-like setting will be created by a series of local parks, school sites, and a greenway system laced through out all living areas.

The Specific Plan furthers all of these principles by providing for a mixture of land uses that recognize Milpitas' emerging regional role as a transit hub, and a center of housing and employment in the Silicon Valley. The land use plan provides for residential, commercial and employment uses within this centrally located area. The Specific Plan also serves to maintain a compact urban form and further diversifies Milpitas' housing stock by providing for higher density residential development (generally ranging from 20 to 60 units per acre) focused around the VTA's light rail and future BART transit stations that are within the Midtown Area. Finally, the Specific Plan extends the park-like setting of Milpitas into the Midtown Area by providing for the improvement of parks and creek trails and open spaces throughout the Midtown Area.

Implementing Policies

- Promote development within the incorporated limits which acts to fill in the urban fabric rather than providing costly expansion of urban services into outlying areas.
- Preserve and maintain the historical landmarks of Milpitas and its physical setting so the residents will recognize they

are a part of a distinctive and dynamic community.

- Foster community pride and growth through beautification of existing and future development.

The Specific Plan furthers and promotes these policies. The plan focuses on infill development in a transitioning urban area. The plan supports the preservation and adaptive reuse of the historical landmarks that are within the area, including the Milpitas Senior Center, DeVries House, Windsor Blacksmith Shop and Campbells Corner buildings, and the O'Toole Elms. In terms of beautification, the Specific Plan contains a comprehensive set of Development Standards and Design Guidelines that will guide new development, and a recommend program of streetscape improvements that will improve the image of Midtown.

Jobs/Housing Relationship

The General Plan includes the following policies:

- Support jobs/housing balance programs at the local and regional scale intended to reduce the distance needed to commute.
- Consider locating housing in close proximity to industrial developments where they can be served by existing City services and facilities.

At the regional level there is a tremendous imbalance between jobs and housing. The Specific Plan addresses this issue by proposing a significant component of housing in Midtown. As suggested, the Specific Plan proposes locating hous-

ing in close proximity to industrial and employment areas.

Schools

- Provide adequate school facilities for the City's residents.

The Specific Plan supports the provision of adequate schools through the payment of developer fees for new residential development.

CIRCULATION ELEMENT

The Circulation Element designates the general location and extent of existing and proposed major thoroughfares, transportation routes and other local public facilities.

- Maintain acceptable service standards for all major streets and intersections.
- Develop a street network integrated with the pattern of living, working and shopping areas.
- Promote measures that increase transit use and lead to improved utilization of the existing transportation system.
- Provide a system of sidewalks and bikeways that promote safe walking and bicycle riding for transportation and recreation.

The Specific Plan includes as its goals improving the viability of the pedestrian, bicycle and transit systems by including proposals such as wider and continuous sidewalks, traffic calming on existing streets, streetscape improvements, identifiable pedestrian routes to transit stations and improvements to a citywide trail network. The Specific Plan includes policies that call for a balance between the need for through flow of

traffic with livability and pedestrian orientation within neighborhoods. The Specific Plan includes policies that incorporate housing in the Midtown Area and encourages higher density housing and jobs around transit areas.

Historic and Cultural Resources

- Preserve existing historical and cultural resources, especially those sites where a historical park may prove feasible.

The Specific Plan maintains the architectural and landscape elements that contribute to the identity and sense of history while requiring new developments to be harmonious with older structures without falsely attempting to reproduce historic features. The plan also recommends the rehabilitation and adaptive re-use of designated buildings and establishing a historical building preservation fund.

OPEN SPACE ELEMENT

According to the General Plan, the purpose of the Open Space Element is to assure the conservation, development and use of natural resources.

- Provide a park and recreation system designed to serve the needs of all residents of the community.
- Develop a diversified trail system along creeks and other public rights-of-way.

The Specific Plan requires 3.5 acres of neighborhood and community parks for every 1,000 residents. (Existing General Plan standard of 5 acres/1000 to be amended citywide or specifically for the Midtown Area.)

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